

2004-0706

Preliminary land Use Service (PLUS)**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

3. Project Title/Name: ISAAC FARM

4. Location: U.S. Rt 113 & EDWARDS EXT. GEORGETOWN SUSSEX COUNTY, DELAWARE

5. Parcel Identification #: 1-35-19 PARCELS 6, 8 & 9 6. County or Local Jurisdiction Name:

7. Owner's Name: MARTIN & SUZANNE ISAACS ET.AL.

Address: 22010 DUPONT BLVD.

City: GEORGETOWN

State: DELAWARE

Zip:

Phone:

Fax:

Email:

8. Applicant's Name: MR. JOHN SNOW

Address: HIGHWAY ONE LTD. PARTNERSHIP (CONTRACT PURCHASER) 113 DICKINSON ST

City: DEWEY BEACH

State: DELAWARE

Zip: 19971

Phone: (302) 227-3888

Fax: (302) 226-2402

Email:

9. Engineer/Surveyor Name: LAWRENCE T. WHITLOCK
LAWRENCE T. WHITLOCK & ASSOCIATES INC.

Address: P.O. BOX 110, 9040 WORCESTER HIGHWAY

City: BERLIN

State: MARYLAND

Zip: 21811

Phone: (410) 641-9980

Fax: (410) 641-9948

Email: LTWAI@AOL.COM

10. Please Designate a Contact Person, including phone number, for this Project: LAWRENCE T. WHITLOCK AGENT FOR CONTRACT PURCHASER HIGHWAY ONE LTD. PARTNERSHIP
 PHONE: (410) 641-9980, FAX: (410) 641-9948, E-MAIL: LTWAI@AOL.COM

Information Regarding Site:

9. Area of Project(Acres +/-): 68.75

(ANNEXATION AREA = 64.72 AC)

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☒ Environmentally Sensitive ☐ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A

12.

13. Present Zoning: AG1

14. Proposed Zoning: UR-1, HC, MR-1

15. Present Use: AGRICULTURE

16. Proposed Use: COMMERCIAL/ RESIDENTIAL

17. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: AGRICULTURE - NO CHEMICAL STORAGE

18. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

AREA DESIGNATED AS POSSIBLE ANNEXATION

Suburban ☐

Inside growth zone ☐

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☒

Other ☐

Environ. Sensitive

Dev. District ☐ COMMUNITY DEVELOPING AREA ON STATES INVESTMENT PLAN (GEORGETOWN COMP PLAN)

Low Density ☐

19. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name:

What is the estimated water demand for this project? ± 114,250 GPD (EST@120% OF WASTE WATER)

How will this demand be met?

GEORGETOWN PUBLIC WATER

20. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: GEORGETOWN PUBLIC WATER
± 92,200 GPD

21. If a site plan please indicate gross floor area:

22. If a subdivision: ☒
☒ Residential

☒ Mixed Use

Commercial: ±171,590 S.F.

23. If residential, indicated the number of number of Lots/units: ± 332 (232 TH / 100 MF) Gross Density of Project: 8 DU/AC Net Density 9 DU/AC

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

24. If residential, please indicate the following:

Number of renter-occupied units: 100 (M.F. CONDO)

Number of owner-occupied units: 232 (T.H. RES.)

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units

UNKNOWN AT THIS TIME

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☒ Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces:

Square Feet: N/A

Proposed Use: % of Impervious Surfaces: $\pm 56.9\%$

Square Feet: $\pm 1,604,315$

25. What are the environmental impacts this project will have?

REDUCTION IN AGRICULTURE CHEMICALS & FERTILIZER SPECIFICALLY IN PHOSPHORUS
& NITROGEN ON SITE STORM WATER MANAGEMENT WILL IMPROVE WATER QUALITY OF
RUN OFF

How much forest land is presently on-site? $\pm 9,16$ AC. How much forest land will be removed? $\pm 50\%$

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No IN PROCESS

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes
☐ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal
Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐
Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural
Resources and Environmental Control, on the site? ☒ Yes ☐ No

IN PROCESS REVIEW / TAX DITCH JURISDICTIONAL

Are the wetlands: ☐ Tidal Acres

☒ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No IN PROCESS

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes
☒ No If "Yes",
describe the impacts: ATTEMPT TO AVOID & MINIMIZE PROIR TO ANY PERMIT REQUEST

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)
N/A

If "Yes", have the water bodies been identified? ☐ Yes ☐ No
N/A

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe : N/A

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: LAYTON-VAUGHN TAX DITCH

30. List the proposed method(s) of stormwater management for the site: PRETREATMENT & STORAGE WITH INFILTRATION & BIORETENTION PRIOR TO DISCHARGE

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): TAX DITCH LAYTON-VAUGHN

Will development of the proposed site create or worsen flooding upstream or downstream of the site?
☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? Acres Square Feet

What is the intended use of the open space (active recreation, passive recreation, stormwater management, wild habitat created – no rare & endangered features are present wildlife habitat, historical or archeological protection)?

Where is the open space located? THROUGHOUT THE PROJECTT

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State

Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☐ No If "Yes," what are they? DEPENDING ON FINAL SITE & SUBDIVISION PLAN, STREETS, SIDEWALKS, WATER & SEWER & STORM WATER MANAGEMENT EXT. & CO-ORD

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected UNKNOWN AT THIS TIME

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed PRETREATMENT & STORAGE WITH INFILTRATION & BIORETENTION PRIOR TO DISCHARGE

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?
☒ Yes ☐ No OPEN WATER / MOSQUITOES MGT.

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season UNKNOWN AT THIS TIME, STDS

What percentage of those trips will be trucks, excluding vans and pick-up trucks? WILL BE SUBJECT TO T.I.S.

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders

EDWARDS STREET EXTENDED, TRUITT AVENUE EXTENDED AS PER REQUIRED ROAD STANDARDS PURSUANT TO A FINAL SITE PLAN.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☒ Yes ☐ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. SEE ILLUSTRATIVE SITE PLAN

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No UNKNOWN

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☐ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
 If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

IF REQUIRED OR NECESSARY

42. Are any federal permits, licensing, or funding anticipated? ☒ Yes ☐ No

ASACOE / JURISDICTIONAL DETERMINATION

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☒ Yes ☐ No

If yes, please List them: REFUSE ASSOCIATED W/ HIGHWAY COMMERCIAL & MR-1 RESIDENTIAL

44. Please make note of the time-line for this project: 2 TO 5 YEARS

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

Dorothy Morris

Signature of Person completing form
(If different than property owner)

Whitlock agent

Date

Date

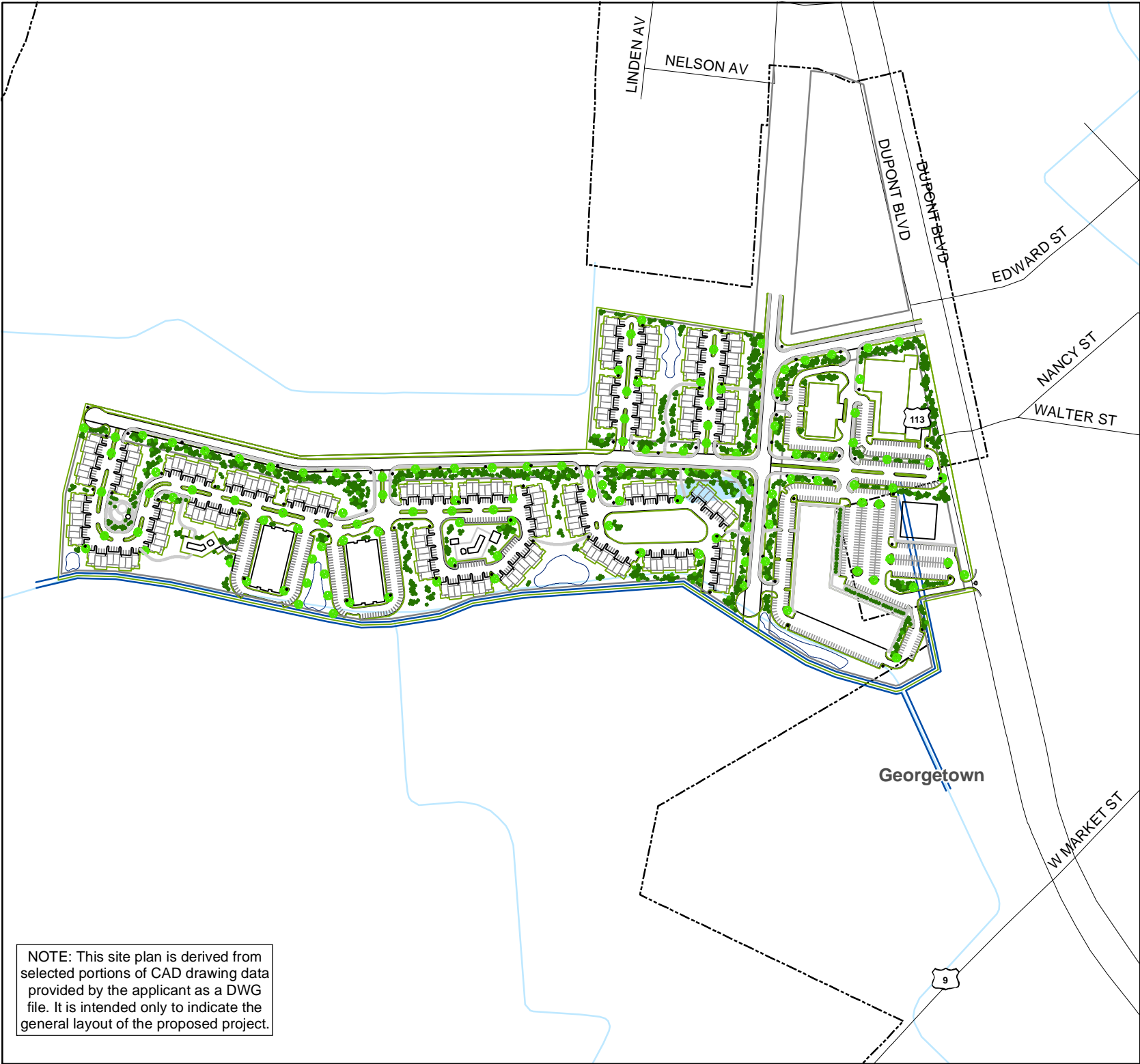
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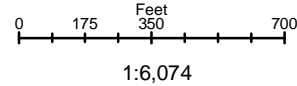
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Preliminary Land
Use Service (PLUS)

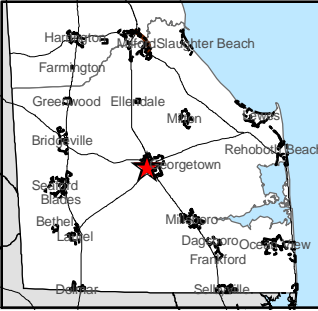
Isaac Farm
Georgetown
2004-07-06



NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning








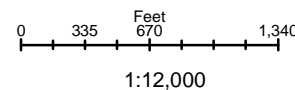
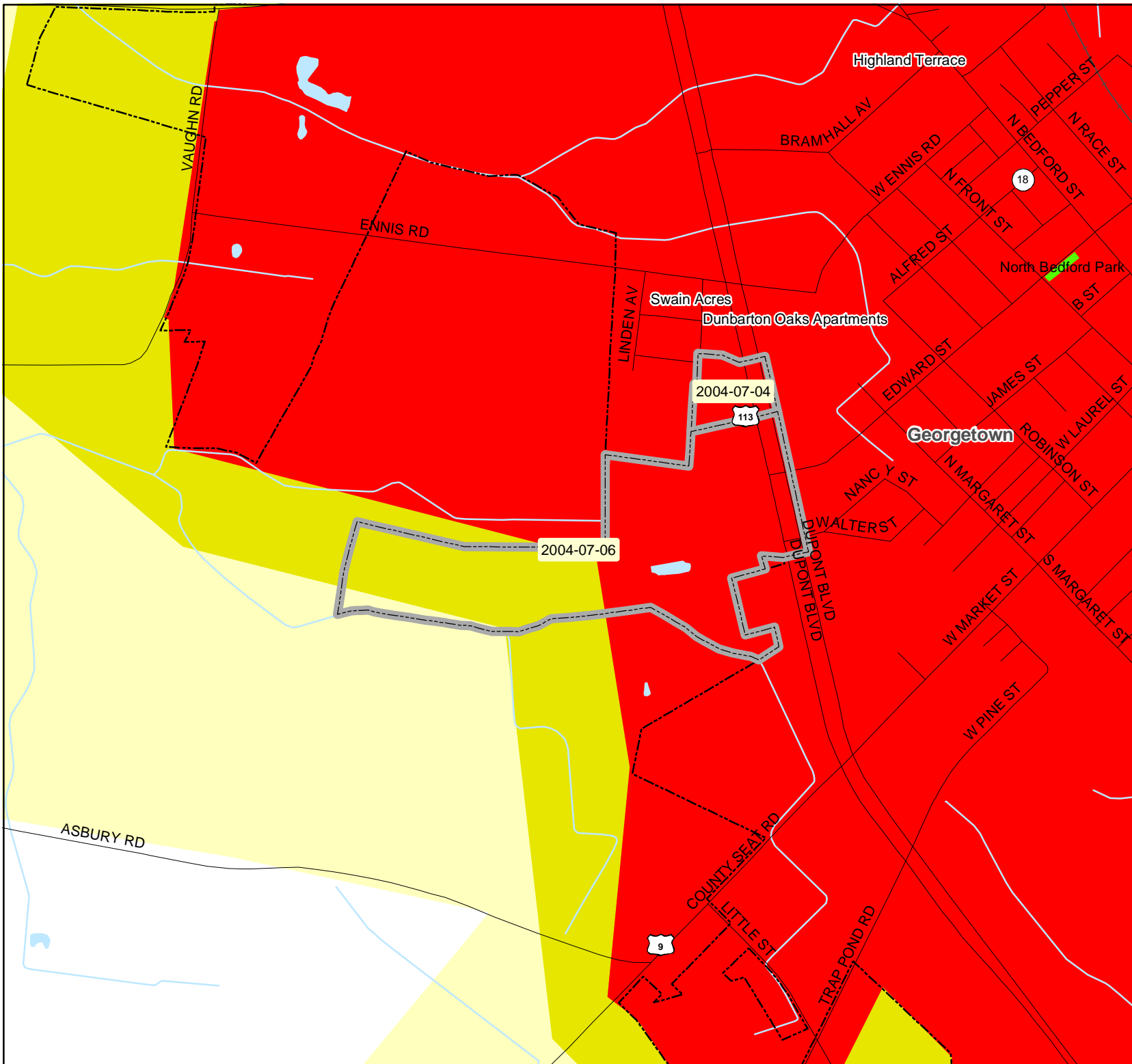
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Georgetown
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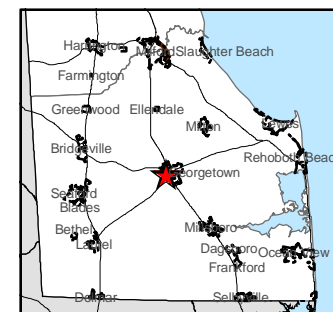
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



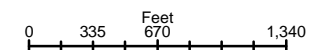
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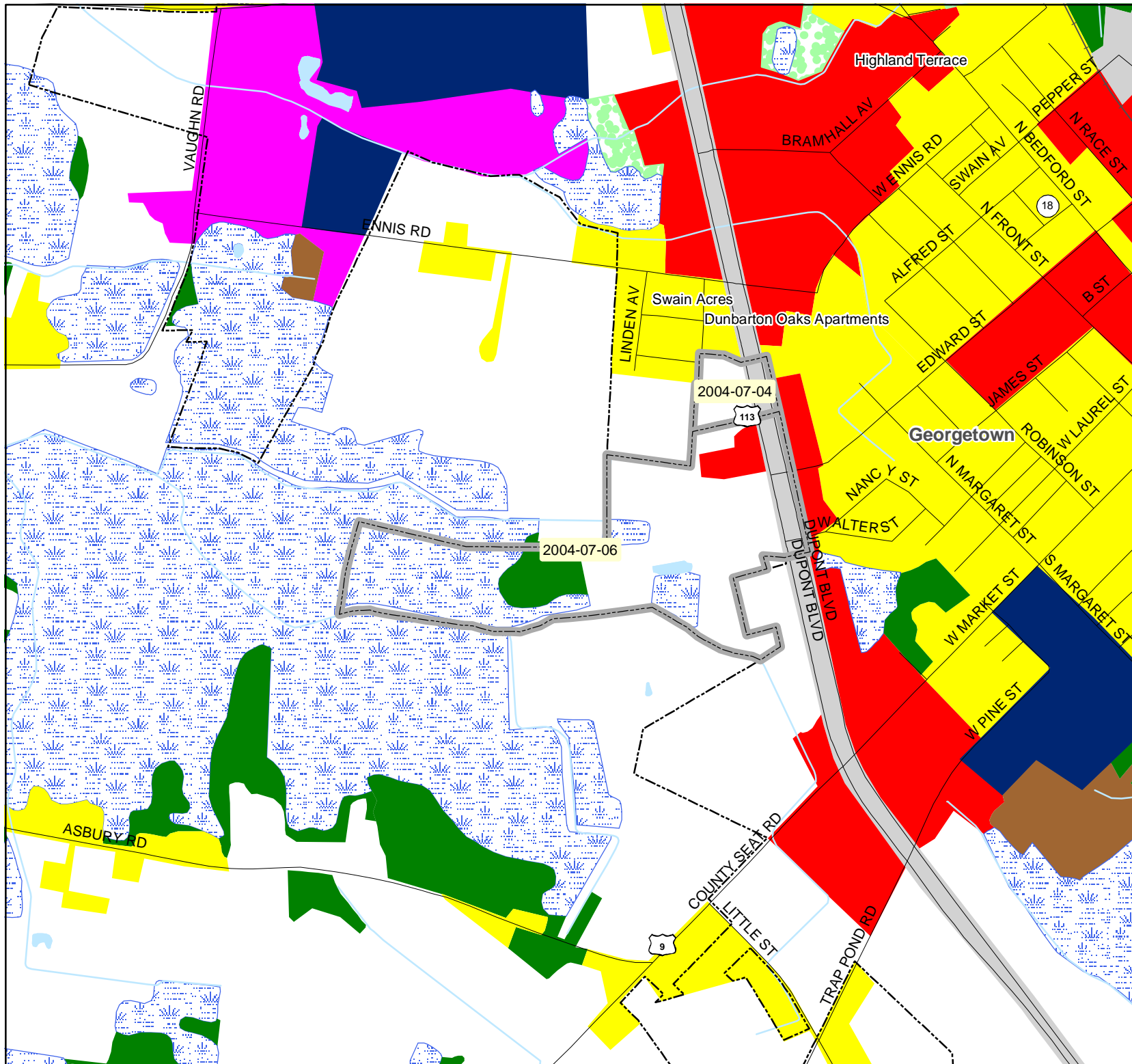
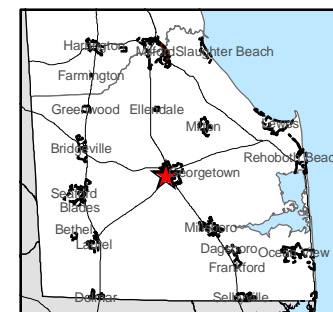
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



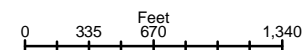
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Preliminary Land Use Service (PLUS)

**Isaac Farm
Georgetown
2004-07-06**

2002 False-Color
InfraRed Orthophotography



1:12,000



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